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NEW JERSEY

Residential Building Permits

1986 SUMMARY

STATE OF NEW JERSEY
DEPARTMENT OF LABOR
DIVISION OF PLANNING & RESEARCH
OFFICE OF DEMOGRAPHIC & ECONOMIC ANALYSIS
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NEW JERSEY
RESIDENTIAL BUILDING PERMITS

1986 Annual Summary

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SECTION I

New Jersey Residential Building Permits

NEW JERSEY RESIDENTIAL BUILDING PERMITS

1986 SUMMARY

Data on dwelling units authorized for construction are tabulated from monthly building permit reports submitted by New Jersey municipal building inspectors. The Division of Planning and Research cooperates with the U.S. Census Bureau in this program.

The data presented in this report summarize residential building permit activity for New Jersey covering the full year 1986. The data do not necessarily represent housing starts nor completions in 1986, rather, the number of units ***authorized*** *in 1986 for construction.*

These tabulations are more complete than the sums of the monthly data previously published and regularly included in ***New Jersey Economic Indicators*** *since they include information obtained after follow-up contacts with municipalities that did not originally report on a monthly basis.*

INTRODUCTION

Over 57,000 dwelling units were authorized for construction in New Jersey in 1986. This represents a 4 percent increase over 1985's high of 55,000, which was a 13-year record. And, New Jersey continued to outpace the nation in planned homebuilding as it has done since 1981.

Single family units comprised the majority of residential units planned in the state. Authorized multi-family units, representing a decreasing share of the total, declined in number.

Five of the state's 21 counties accounted for half of the total number of dwelling units authorized for construction. They were Ocean, Monmouth, Middlesex, Somerset, and Burlington counties. Not surprisingly, 19 out of the top 25 municipalities in planned homebuilding were in these five counties.

The purpose of this report is to present tabulations from and an analysis of 1986 residential building permit data. While the data presented, in most cases, cover several years, the analysis will concentrate on the recent experience.

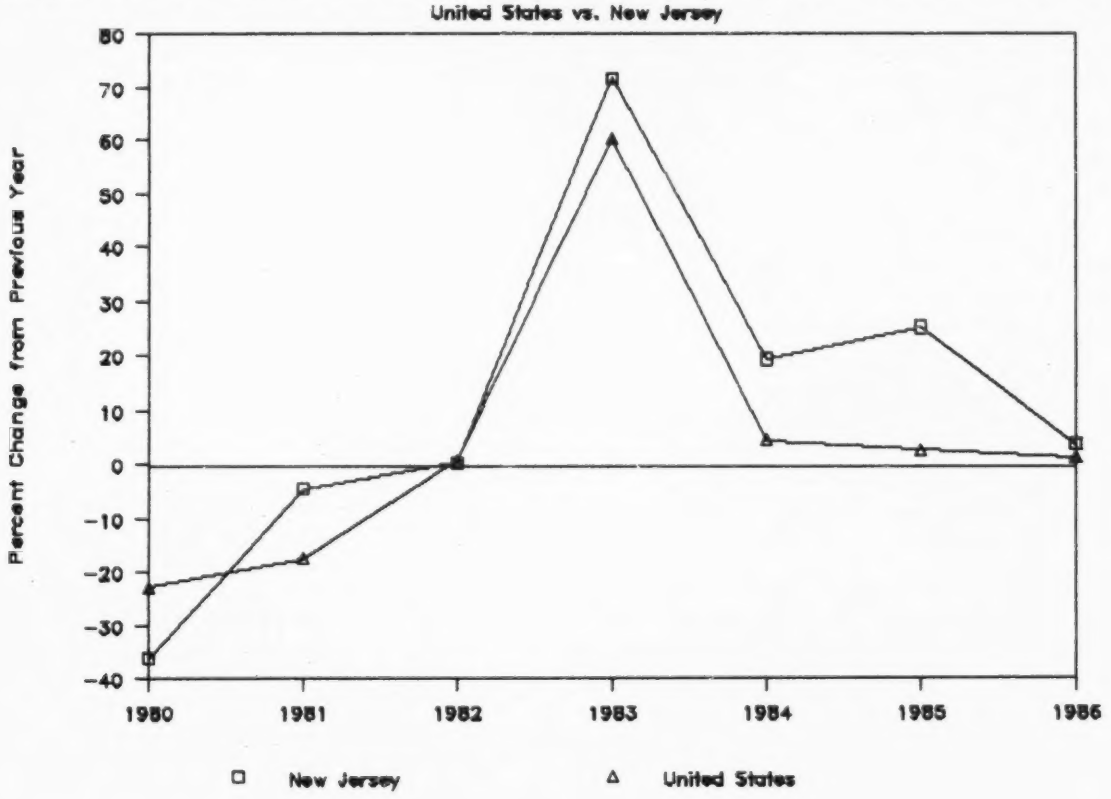
This report consists of several sections. Following a brief discussion of residential building permit activity during the 1980s nationwide and in New Jersey, detailed data specific to the state will be presented.

NEW JERSEY VS. THE NATION

In general, building permit activity in New Jersey tends to mirror that of the nation. This is illustrated for the recent past (1980 to 1986) in Graph 1. Reflecting the back-to-back recessions in the early 1980s, the number of dwelling units authorized for construction dropped in 1980 and again in 1981 both nationwide and in New Jersey. Some seeds of recovery began to develop during 1982. Although the rebound was shaky at first, it picked up steam in the second half of the year, triggered by a decline in interest rates. From 1981 to 1982, both New Jersey and the nation had small increases in authorized dwelling units -- less than 1%.

Graph 1

CHANGE IN DWELLING UNITS AUTHORIZED: 1980 TO 1986



As can be seen from Table 1, by 1983, planned homebuilding was clearly emerging from the doldrums, with authorized residential construction registering strong gains through much of the year. New Jersey began outpacing the nation. The 1982 to 1983 increase in the number of units authorized by building permits issued for the state was 72% and the national average was 60%.

In the first half of 1984, it appeared that New Jersey was attaining approximately the same level of planned residential building as in 1983.

However, mainly due to late reports, the 1984 total number of units authorized by building permits issued in the state (43,300) was the largest since the 52,100 level of 1973. The 1984 total for the United States (1.7 million) was the highest since the 1978 level of 1.8 million.

Table 1
TOTAL DWELLING UNITS AUTHORIZED: 1980 TO 1986
UNITED STATES AND NEW JERSEY

	New Jersey			United States (Numbers in Thousands)		
	Total Units Authorized	Change from Previous Year Number	Change from Previous Year Percent	Total Units Authorized	Change from Previous Year Number	Change from Previous Year Percent
1980	22,257	(12,561)	(36.2)	1,207.2	(354.8)	(22.7)
1981	21,293	(964)	(4.3)	997.7	(209.5)	(17.4)
1982	21,404	111	0.5	1,006.8	9.1	0.9
1983	36,791	15,387	71.9	1,613.3	606.5	60.2
1984	43,925	7,134	19.4	1,686.4	73.1	4.5
1985	55,015	11,090	25.2	1,735.2	48.8	2.9
1986	57,074	2,059	3.7	1,769.4	34.2	2.0

Note: Data in parentheses represent negative changes.

Sources: Office of Demographic and Economic Analysis, Division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1980 through 1986; and, Bureau of the Census, U.S. Department of Commerce, 16,000 Place Series for privately owned residential construction and public housing.

In 1986, planned homebuilding remained strong. And, again, New Jersey surpassed the nation's over-the-year change in total dwelling units authorized for construction although to a lesser degree than in 1985. Despite the Northeast Region falling short of the nation's other three regions in authorized residential construction, New Jersey ranked eighth in the nation in total dwelling units authorized in 1986 at 57,000. [Figures for 1986 show the South had 678,800 housing units authorized in permit-issuing places. Throughout the nation, there are some 17,000 such places -- municipalities, counties, townships -- that issue building permits. Reports from these places cover about 96% of all residenital construction. The West had 504,500 new housing units authorized in 1986; the Midwest had 291,600 and Northeast, 286,600. States with the most planned housing activity included California (311,000), Florida (191,000), and Texas (93,000). Sparsely populated Montana and Wyoming authorized 1,000 and 900 units, respectively; the Dakotas had little housing activity.]

Table 2
TOTAL DWELLING UNITS AUTHORIZED BY TYPE: 1985 & 1986
NEW JERSEY

	1985		1986		Change: 1985 to 1986	
	Number	Percent	Number	Percent	Number	Percent
Total Units Authorized	55,015	100.0	57,074	100.0	2,059	3.7
Single Family Units	37,478	68.1	42,253	74.0	4,775	12.7
2 to 4 Family Units	3,024	5.5	2,933	5.1	(91)	(3.0)
5 or More Family Units	14,513	26.4	11,888	20.8	(2,625)	(18.1)

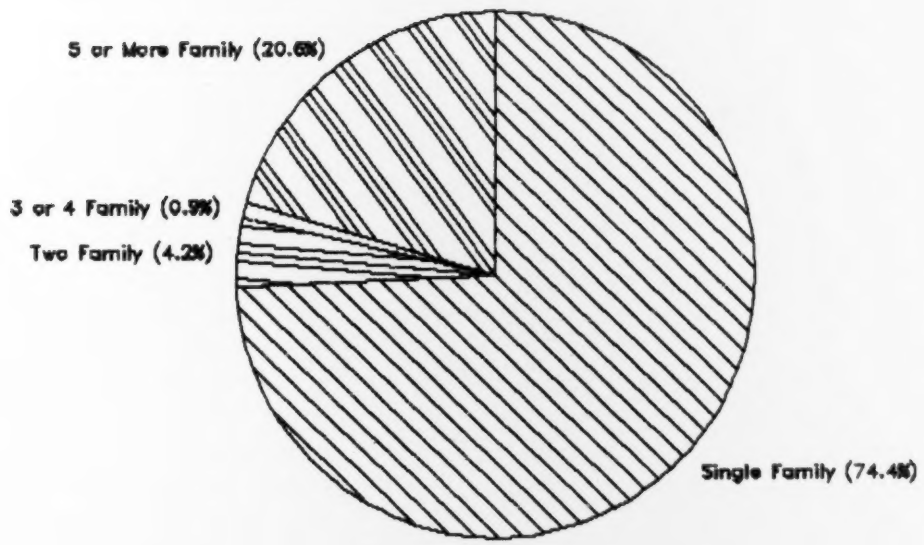
Note: Data in parentheses represent negative changes.

Source: Office of Demographic and Economic Analysis, division of Planning and Research, New Jersey Department of Labor, New Jersey Residential Building Permits, Annual Summaries, 1985 and 1986.

Graph 2

DWELLING UNITS AUTHORIZED BY TYPE

NEW JERSEY: 1986



The strength in planned residential construction in general can be contributed to a variety of factors including the continuing demand for housing by the baby boom generation forming households and seeking homeownership and mortgage rates dropping in 1986 to the lowest level in 8 years. Additionally, 1986 was the fourth year of income growth nationally. There was, therefore, an increase in levels of affordability.

Throughout 1986, the demand for new housing remained extremely buoyant in New Jersey, more so than in other parts of the country. The state's mostly healthy economic climate was, in part, responsible for its strong position. In 1986, New Jersey ranked second in per capita personal income at $18,284, had one of the lowest unemployment rates at 5.0, and has been experiencing substantial employment growth. These factors made the state an attractive place to live, contributed to the turnaround in the 1980s from a net outmigration to a net inmigration of population, and put New Jersey in a catch-up position in terms of housing demand from the low growth years of the late 1970s and early 1980s. Thus, it is not surprising that the state's pace of planned homebuilding surpasses the nation's.

SINGLE FAMILY UNIT BOOM

The American Dream of homeownership and, more recently, the new federal tax law have affected the types of housing units being planned for construction. Since 1974, there has been a considerable drop in the ratio of five-or-more family units to single-family units. In 1973, this ratio was approximately 1:1. By 1986, almost three-fourths of all planned homebuilding were for single-family units. Over 42,200 single-family units were authorized for construction in 1986. At least as far back as 1960 this level has never been reached. In 1960, 30,700 single-family units were authorized.

As can be seen from Table 2, while the number of planned single-family units increased by 13% from 1985 to 1986, the number of all other types of planned housing units decreased in number. Clearly, the demand for single-family homeownership is reflected in these statistics. In addition, the signing of the new federal tax law which lessened the allowed levels of depreciation on rental units and maintained homeownership as a tax shelter, may have contributed to the declining number of five-or-more family type units planned in 1986.

RESIDENTIAL CONSTRUCTION COSTS

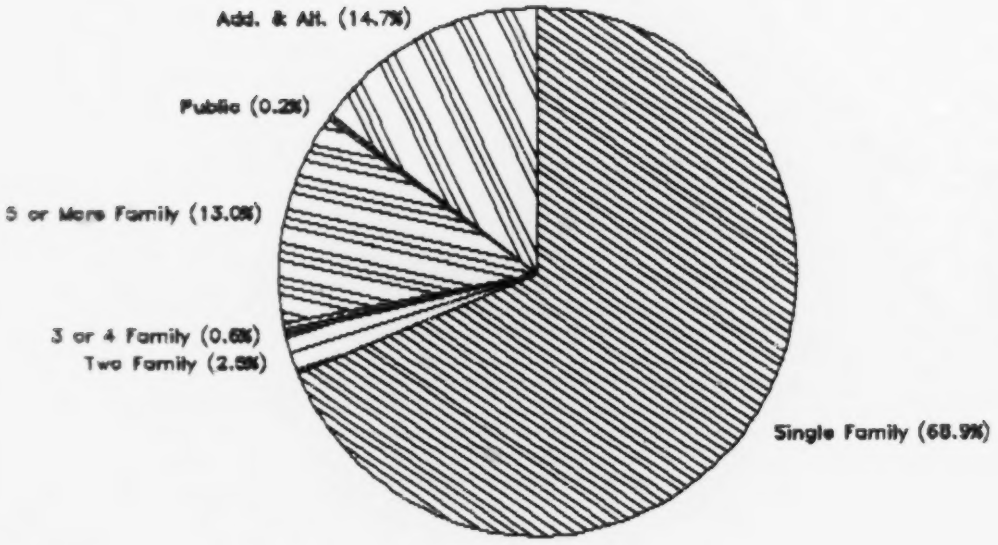
Expenditures on new housing and additions to existing dwellings reached an all-time high of $4.2 billion in 1986. The previous record of $3.7 billion set in 1985 was surpassed by nearly 16%. New construction costs estimated at $3.1 billion in 1985 were up to $3.6 billion in 1986 an increase of 15.3%. Spending on additions and alterations to existing structures was valued at $626 million in 1986, a new record. From 1960 to 1973, the estimated total costs for additions and alterations never exceeded 15% of total expenditures. However, during the 1974-1975 recessionary periods, costs for additions and alterations accounted for

approximately 23% of total costs. Between the recessions of the mid-1970s and 1980, this percentage dropped as low as 16%, but rose to 25% in 1980, 1981, and 1982. It was not until 1984 that only 15% of all costs were for additions and alterations and in 1985 and again in 1986 less than 15% of all costs were for additions and alterations.

Graph 3

TOTAL CONSTRUCTION COSTS BY TYPE

NEW JERSEY: 1986



Estimated average construction costs for single-family and five-or-more family units from 1976 to 1986 are shown in Table 3. The 1986 average cost of construction for a single-family home exceeded all previous years at $69,200 and represented an increase of 10.5% over 1985. The average cost of construction for five-or-more family units increased by 4.9% from $44,900 in 1985 to $47,100 in 1986.

Graph 4

AVERAGE CONSTRUCTION COST BY TYPE

NEW JERSEY: 1976 - 1986

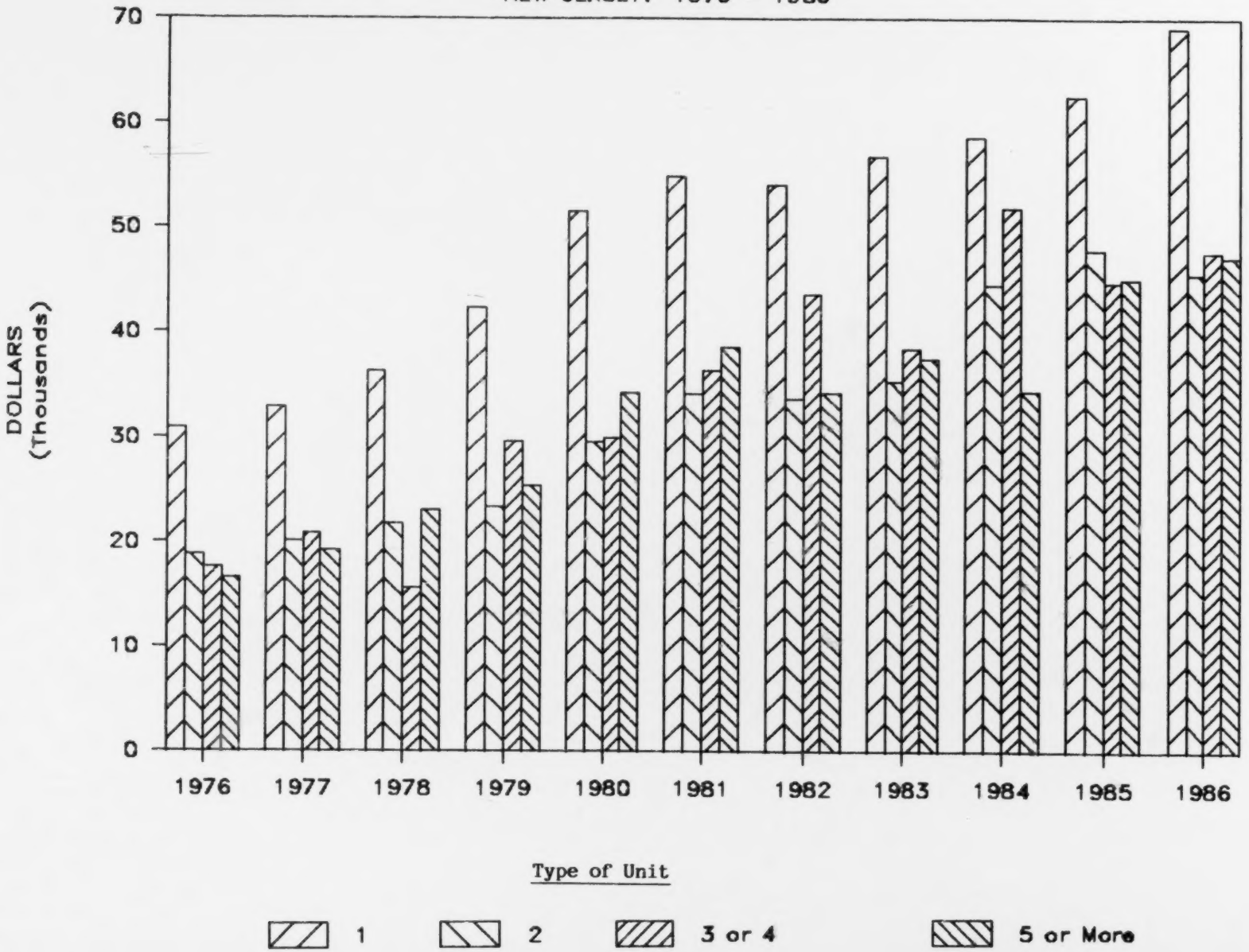


Table 3
ANNUAL AVERAGE CONSTRUCTION COSTS OF DWELLING UNITS
AUTHORIZED BY BUILDING PERMITS IN NEW JERSEY: 1976-1986

Year	Single Family		5-or-More Family	
	$ Cost Per Unit	Percent Change	$ Cost Per Unit	Percent Change
1976	30,800		16,050	
1977	32,850	6.7	19,600	22.1
1978	36,300	10.5	23,450	19.6
1979	42,350	16.7	25,700	9.6
1980	51,600	21.8	34,600	34.6
1981	54,900	6.4	39,100	13.0
1982	54,000	-1.6	34,400	-12.0
1983	56,800	5.2	37,700	9.6
1984	58,700	3.3	34,400	-8.8
1985	62,600	6.6	44,900	30.5
1986	69,200	10.5	47,100	4.9
10-Year Average		8.6		12.9

Note: These cost estimates are based on data supplied by local building inspectors. They do not include the cost of land, sewerage, or other improvements, nor the other differences between costs of construction and selling prices. The data do not standardize for qualitative changes in the mix of housing authorized and, therefore, should not be interpreted as indicators of the impact of inflation on building costs.

PLANNED HOMEBUILDING BY COUNTY

Table 4 displays the total number of dwelling units authorized by county for 1985 and 1986. As can be seen from the table, the geographic distribution of planned residential construction in 1986 was similar to the pattern in 1985. Five counties accounted for one-half of all dwelling units authorized for construction in 1986. They were Ocean, Monmouth, Middlesex, Somerset, and Burlington counties. Ocean County authorized

Table 4
TOTAL DWELLING UNITS AUTHORIZED BY COUNTY: 1985 & 1986
NEW JERSEY

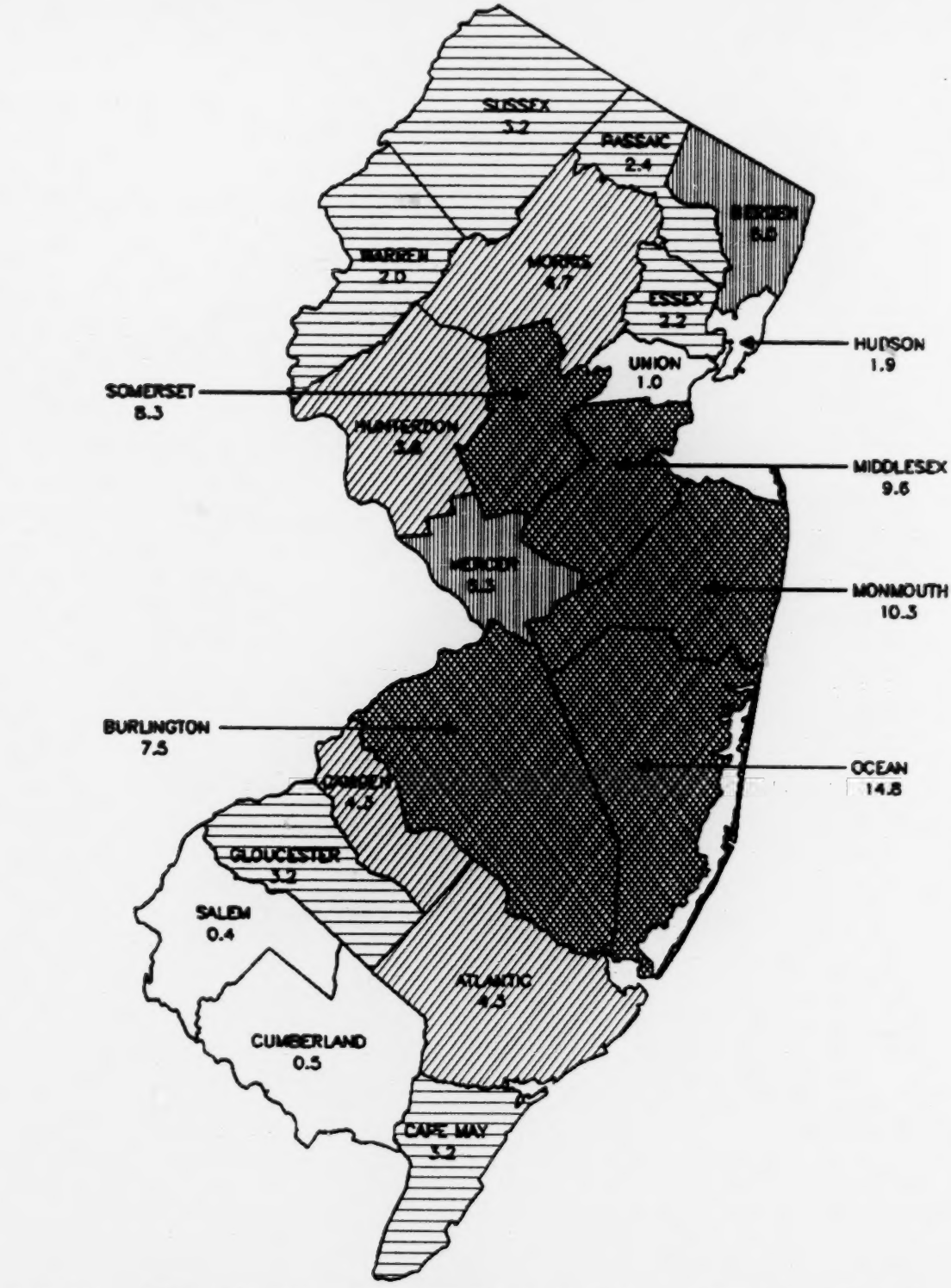
	1985		1986		Change: 1985 to 1986	
	Number	Percent	Number	Percent	Number	Percent
NEW JERSEY	55,015	100.0	57,074	100.0	2,059	3.7
Atlantic	3,129	5.7	2,453	4.3	(676)	(21.6)
Bergen	2,708	4.9	3,404	6.0	696	25.7
Burlington	2,855	5.2	4,254	7.5	1,399	49.0
Camden	2,301	4.2	2,435	4.3	134	5.8
Cape May	1,938	3.5	1,851	3.2	(87)	(4.5)
Cumberland	417	0.8	287	0.5	(130)	(31.2)
Essex	889	1.6	1,259	2.2	370	41.6
Gloucester	1,306	2.4	1,832	3.2	526	40.3
Hudson	2,911	5.3	1,108	1.9	(1,803)	(61.9)
Hunterdon	2,202	4.0	2,177	3.8	(25)	(1.1)
Mercer	2,635	4.8	3,607	6.3	972	36.9
Middlesex	7,620	13.9	5,458	9.6	(2,162)	(28.4)
Monmouth	5,775	10.5	5,896	10.3	121	2.1
Morris	3,021	5.5	2,687	4.7	(334)	(11.1)
Ocean	6,795	12.4	8,469	14.8	1,674	24.6
Passaic	1,478	2.7	1,388	2.4	(90)	(6.1)
Salem	178	0.3	238	0.4	60	33.7
Somerset	3,703	6.7	4,764	8.3	1,061	28.7
Sussex	1,259	2.3	1,804	3.2	545	43.3
Union	1,144	2.1	589	1.0	(555)	(48.5)
Warren	751	1.4	1,114	2.0	363	48.3

Note: Data in parentheses represent negative changes.

almost 8,500 dwelling units, again passing Monmouth County, which ranked third in 1985, and Middlesex County, which had ranked first for the past five years. In absolute terms, Ocean exhibited the largest 1985 to 1986 increase in dwelling units authorized for construction at almost 1,700, followed by Burlington County at nearly 1,400 units. These counties are among New Jersey's fastest growing in terms of job growth in the 1980s and similar to the state as a whole are in a "catch-up" position in terms of meeting housing demand.

The counties with the least dwelling units authorized in 1986 tended to be either located in the southwestern part of the state (Salem, Cumberland) or densely populated counties (Union, Hudson). With the exception of Salem County, these counties also showed a 1985 to 1986 decline

PERCENT DISTRIBUTION BY COUNTY: 1986



NEW JERSEY COUNTIES
PERCENT OF DWELLING UNITS AUTHORIZED STATEWIDE

in the number of dwelling units planned. Hudson County, which exhibited the largest over-the-year increase in units authorized in 1985, registered the largest over-the-year decrease in planned homebuilding in 1986.

County building permit activity is further detailed in Table 5 and Graph 5 which show the number of dwelling units authorized by type. As shown, the counties ranking highest in total planned construction tended to be the counties with the most single family units authorized. However, Middlesex and Burlington counties, which ranked high in 1986 in both total

Table 5
DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1986
NEW JERSEY

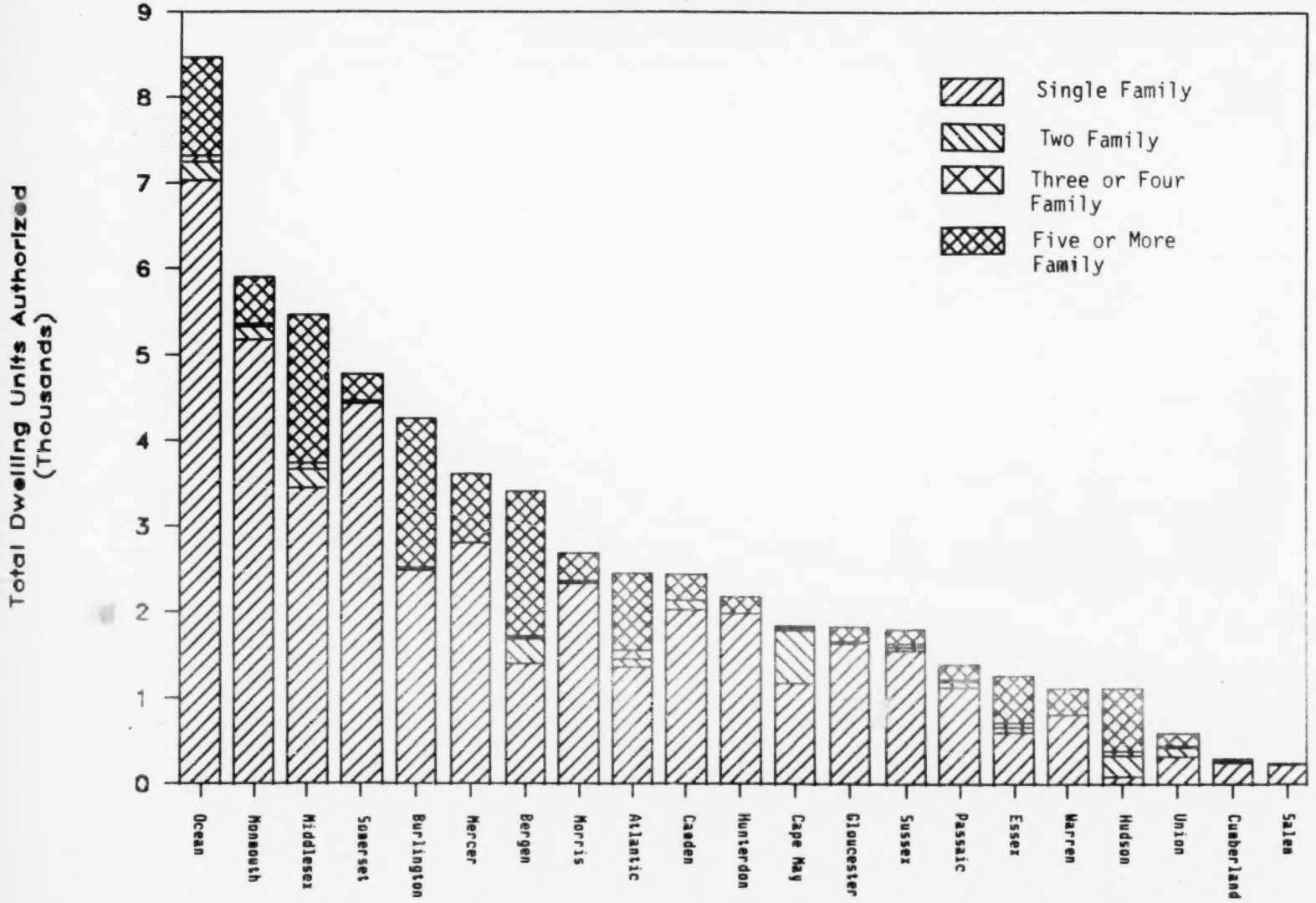
		Type of Unit			
	Total	Single Family	Two Family	Three or Four Family	Three or More Family
NEW JERSEY	57,074	42,253	2,364	569	11,888
Atlantic	2,453	1,357	102	100	894
Bergen	3,404	1,400	288	34	1,682
Burlington	4,254	2,490	24	6	1,734
Camden	2,435	2,020	122	0	293
Cape May	1,851	1,180	618	32	21
Cumberland	287	246	32	9	0
Essex	1,259	597	60	58	544
Gloucester	1,832	1,639	10	4	179
Hudson	1,108	80	246	50	732
Hunterdon	2,177	1,986	0	0	191
Mercer	3,607	2,805	2	0	800
Middlesex	5,458	3,443	220	68	1,727
Monmouth	5,896	5,166	156	37	537
Morris	2,687	2,338	22	12	315
Ocean	8,469	7,033	212	78	1,146
Passaic	1,388	1,121	72	20	175
Salem	238	232	6	0	0
Somerset	4,764	4,433	28	0	303
Sussex	1,804	1,559	40	38	167
Union	589	325	102	23	139
Warren	1,114	803	2	0	309

Note: Data in parentheses represent negative changes.

Graph 5

DWELLING UNITS AUTHORIZED BY TYPE BY COUNTY: 1986

Ranked by 1986 Total



and single family units, authorized smaller than the state average of 74% in single family dwellings planned. Approximately 63% of Middlesex County's planned units were single family and about 59% of Burlington County's authorized residenital construction was single family. On the other hand, in eight counties, 85% or more of all the planned residential units in 1986 were for single family dwellings. These counties tended to be more suburban in nature than others, e.g., Salem (98%), Gloucester (90%), and Cumberland (86%) in the southwest; Somerset (93%), Monmouth (88%), and Morris (87%) in the central part of the state; and the traditionally less densely settled areas, such as Hunterdon (91%) and Sussex (86%).

Several counties had fairly high proportions of two-, three-, and four-family units. These included Cape May (35%), Hudson (27%), and Union (21%). Similar to 1985, in Cape May County in 1986, over half of the total 650 units of this type were authorized in Ocean City, and about one-third were authorized in Sea Isle City. In Hudson County, over one-half of these units were planned in Jersey City. Elizabeth and Kenilworth in Union County accounted for about 75% of that county's two-to-four family type units.

Four counties -- Burlington, Middlesex, Bergen, and Ocean -- authorized at least 1,000 five-or-more family units each in 1986. In these counties, the municipalities with the largest number of five-or-more family units ranked in the top 25 municipalities in the state in planned residential construction.

The top 25 municipalities in planned homebuilding in 1986 are listed in Table 6. Not surprisingly, 19 of these are in the five highest ranking counties in planned homebuilding in the state. Nine municipalities authorized in excess of 1,000 dwelling units, with Mount Laurel Township being the leader at 1,551 units; in 1985, eight municipalities planned at least 1,000 units, led by Jersey City authorizing 1,898. Of the ten highest ranking municipalities in 1985, six were in the top 25 in 1986. They were Edison, Howell, Berkeley, Brick, Bernards, and Evesham townships. In 1986, four municipalities planned over 1,000 single family units, but the top two municipalities in total planned dwelling units authorized more five-or-more family type units than single family units. These two townships -- Mount Laurel and Evesham -- authorized more multi-family units than any other municipality in the state in 1986.

DEMOLITIONS

Approximately 7% fewer dwelling units were authorized for demolition in 1986 than in 1985. In 1986, 2,943 units were planned to be demolished and 1,684 of these were single-family homes. Three-fifths as many five-or-more family units were authorized to be demolished in 1986 (270) as in 1985 (684). These data are shown in Table 7.

Total planned residential demolitions for New Jersey's 21 counties are shown in Table 13, while these data for municipalities are provided in Table 14. Essex County ranked first in 1986 demolitions as it did in 1985 -- 674 and 830, respectively. Within Essex County 87% of all

Table 6
DWELLING UNITS AUTHORIZED BY TYPE BY MUNICIPALITY: 1986
TOP 25 MUNICIPALITIES

			Type of Unit			
	(County)	Total	Single Family	Two Family	Three or Four Family	Five or More Family
1 Mount Laurel Twp.	(Burlington)	1,551	623	0	0	928
2 Evesham Twp.	(Burlington)	1,459	691	10	0	768
3 Franklin Twp.	(Somerset)	1,443	1,145	0	0	288
4 West Windsor Twp.	(Mercer)	1,410	610	0	0	800
5 Howell Twp.	(Monmouth)	1,345	1,345	8	0	0
6 Dover Twp.	(Ocean)	1,287	965	0	0	314
7 Lawrence Twp.	(Mercer)	1,157	1,157	0	0	0
8 Jackson Twp.	(Ocean)	1,039	1,039	0	0	0
9 Berkeley Twp.	(Ocean)	1,000	990	0	0	10
10 Brick Twp.	(Ocean)	941	749	0	0	188
11 Manchester Twp.	(Ocean)	853	853	4	0	0
12 Washington Twp.	(Gloucester)	806	679	0	0	123
13 Bedminster Twp.	(Somerset)	742	742	2	0	0
14 Edison Twp.	(Middlesex)	730	229	0	41	458
15 East Brunswick Twp.	(Middlesex)	711	711	0	0	0
16 Bernards Twp.	(Somerset)	704	704	0	0	0
17 Marlboro Twp.	(Monmouth)	684	684	122	0	0
18 Freehold Twp.	(Monmouth)	661	375	2	20	144
19 Galloway Twp.	(Atlantic)	645	238	0	0	405
20 Plainsboro Twp.	(Middlesex)	644	408	0	0	236
21 South Brunswick Twp.	(Middlesex)	641	214	0	4	423
22 Little Egg Harbor Twp.	(Ocean)	633	416	174	16	27
23 Winslow Twp.	(Camden)	621	559	62	0	0
24 Monroe Twp.	(Middlesex)	612	468	128	8	8
25 Hackensack City	(Bergen)	610	5	8	4	593

demolitions were in Newark. Cape May County ranked second with 275 planned demolitions of which 158 were in Ocean City. Ranking third was Bergen County at 270 dwelling units authorized for demolition with 40 each in Cliffside Park and Fort Lee.

Table 7
DWELLING UNITS AUTHORIZED FOR DEMOLITION
NEW JERSEY: 1985 & 1986

Type of Dwelling	Number of Units		Change: 1985-1986	
	1985	1986	Number	Percent
Single-Family	1,350	1,684	334	24.7
Two-Family	594	528	(66)	(11.1)
Three or Four Family	544	461	(83)	(15.3)
Five or More Family	684	270	(414)	(60.5)
Total	3,172	2,943	(229)	(7.2)

SECTION II

Dwelling Units Authorized by Building Permits

Statistical Section

TABLE 8
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY: 1960-1986

Year	Municipalities Reported*	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
			Private						New Buildings		Additions & Alterations
		Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	($000's)
1960	567	41,166	30,690	2,570	599	6,244	1,063	558,591	497,534		61,057
1961	567	46,963	29,555	2,784	733	10,525	3,366	622,482	553,029		69,453
1962	567	46,655	29,025	2,638	790	13,708	494	618,663	549,825		68,838
1963	567	54,488	28,685	3,036	891	21,191	685	681,597	608,860		72,937
1964	567	68,078	27,673	2,889	1,014	35,284	1,218	778,540	704,809		73,731
1965	567	64,933	30,675	3,684	822	28,040	1,712	804,151	727,586		76,565
1966	567	50,163	23,868	2,830	1,883	19,258	2,324	665,653	588,874		76,779
1967	563	46,958	24,380	2,338	1,092	17,412	1,736	652,963	572,646		80,317
1968	563	43,661	23,781	2,586	705	14,040	2,549	680,816	597,980		82,836
1969	559	37,887	21,030	2,814	787	12,854	402	661,820	562,616		99,204
1970	561	39,897	19,571	2,102	713	16,789	722	702,116	599,034		103,082
1971	559	58,040	28,424	2,912	1,098	24,589	1,017	990,471	876,144		114,327
1972	561	65,539	29,602	3,648	1,383	30,309	597	1,200,400	1,051,068	11,362	137,970
1973	560	52,145	27,851	2,322	1,138	20,376	458	1,187,837	1,023,498	7,008	157,331
1974	557	25,878	14,994	1,344	336	8,695	509	764,704	576,942	11,349	176,413
1975	553	23,215	15,720	1,220	502	5,523	250	751,581	569,962	4,139	177,480
1976	562	32,528	20,551	1,974	521	8,644	838	1,033,733	811,850	20,582	201,300
1977	561	34,887	23,689	1,808	459	8,220	711	1,206,053	981,888	17,043	207,122
1978	560	39,058	27,672	2,142	617	7,583	1,044	1,503,974	1,235,273	27,557	241,143
1979	564	34,908	22,759	1,906	618	8,845	780	1,575,051	1,250,796	23,557	300,698
1980	564	22,257	14,663	1,594	316	5,137	547	1,354,770	989,194	20,890	344,686
1981	563	21,293	12,479	1,380	383	6,528	523	1,367,786	998,421	23,710	345,656
1982	564	21,404	13,390	916	339	6,556	203	1,322,698	994,463	9,231	319,004
1983	562	36,791	23,674	1,404	685	10,529	499	2,257,908	1,816,362	21,293	420,253
1984	564	43,925	30,401	1,622	501	10,937	464	2,678,872	2,258,424	15,982	404,466
1985	564	55,015	37,475	1,954	1,070	14,026	490	3,659,843	3,119,489	19,697	520,657
1986	565	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.

TABLE 9
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY: 1972-1986*

Year	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
1972	65,539	29,602	3,648	1,383	30,309	597	1,062,430	651,422	45,339	16,746	337,541	11,362
1973	52,145	27,851	2,322	1,138	20,376	458	1,030,506	674,822	34,436	13,833	300,407	7,008
1974	25,878	14,994	1,344	336	8,695	509	588,291	411,507	22,442	4,884	138,108	11,349
1975	23,215	15,720	1,220	502	5,523	250	574,101	456,272	25,206	7,684	80,799	4,139
1976	32,528	20,551	1,974	521	8,644	838	832,433	633,690	37,180	9,186	131,795	20,582
1977	34,887	23,689	1,808	459	8,220	711	998,931	777,928	36,317	9,537	158,105	17,043
1978	39,058	27,672	2,142	617	7,583	1,044	1,262,831	1,004,309	46,640	9,645	174,679	27,557
1979	34,908	22,759	1,906	618	8,845	780	1,274,353	963,843	44,472	18,303	224,179	23,557
1980	22,257	14,663	1,594	316	5,137	547	1,010,084	756,800	47,017	9,459	175,918	20,890
1981	21,293	12,479	1,380	383	6,528	523	1,022,130	685,303	47,173	13,931	252,014	23,710
1982	21,404	13,390	916	339	6,556	203	1,003,694	724,321	30,828	14,799	224,515	9,231
1983	36,791	23,674	1,404	685	10,529	499	1,837,655	1,345,324	49,599	26,352	395,087	21,293
1984	43,925	30,401	1,622	501	10,937	464	2,274,406	1,784,317	72,218	25,990	375,899	15,982
1985	55,015	37,475	1,954	1,070	14,026	490	3,139,186	2,345,945	93,609	47,899	632,036	19,697
1986	57,074	42,253	2,360	529	11,680	252	3,618,204	2,922,848	107,109	25,708	552,456	10,083

NOTES: 1. Detailed comparable data unavailable prior to 1972.
2. Public housing includes single, two, 3 or 4, and 5 or more family type units.
3. Excludes cost of additions and alterations; total cost of residential construction is less than in Table 8.

TABLE 10
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS BY MONTH
NEW JERSEY: 1986

Month	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	Additions & Alterations ($000's)
January	2,558	2,147	146	14	251	0	176,929	152,693	---	24,236
February	1,876	1,414	160	23	279	0	136,130	114,861	---	21,269
March	3,098	2,222	152	28	696	0	232,580	179,707	---	52,873
April	4,818	3,989	272	38	519	0	322,244	265,855	---	56,389
May	4,603	3,066	196	68	1,201	72	292,978	248,287	2,774	41,917
June	4,474	3,482	208	20	764	0	333,261	287,557	---	45,704
July	3,998	2,858	228	29	883	0	310,215	266,915	---	43,300
August	3,901	2,885	106	49	861	0	297,516	256,484	---	41,032
September	4,778	2,910	122	63	1,683	0	418,224	366,005	---	52,219
October	4,073	3,202	188	21	662	0	358,792	276,429	---	82,363
November	3,285	2,443	210	52	580	0	264,023	225,352	---	38,671
December	4,416	3,162	162	14	1,078	0	286,810	246,830	---	39,980
Sub-Total	45,878	33,780	2,150	419	9,457	72	3,429,702	2,886,975	2,774	539,953
Undistributed*	11,196	8,473	210	110	2,223	180	814,005	721,146	7,309	85,550
Total	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503

NOTE: * Information received too late for tabulation on a monthly basis.

TABLE 11
RESIDENTIAL CONSTRUCTION AUTHORIZED BY BUILDING PERMITS
NEW JERSEY COUNTIES: 1986

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION			
		Private						New Buildings		Additions & Alterations ($000's)
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Private ($000's)	Public ($000's)	
New Jersey	57,074	42,253	2,360	529	11,680	252	4,243,707	3,608,121	10,083	625,503
Atlantic	2,453	1,357	102	100	894	0	140,625	127,273	---	13,352
Bergen	3,404	1,400	288	34	1,682	0	435,590	336,869	---	98,721
Burlington	4,254	2,490	24	6	1,734	0	191,234	172,999	---	18,235
Camden	2,435	2,020	122	0	293	0	139,427	112,207	---	27,220
Cape May	1,851	1,180	618	32	21	0	125,595	103,151	---	22,444
Cumberland	287	246	32	9	0	0	22,802	16,582	---	6,220
Essex	1,259	597	56	18	408	180	141,031	97,710	7,309	36,012
Gloucester	1,832	1,639	10	4	179	0	86,870	77,929	---	8,941
Hudson	1,108	80	246	50	732	0	130,457	70,545	---	59,912
Hunterdon	2,177	1,986	0	0	191	0	168,704	157,120	---	11,584
Mercer	3,607	2,805	2	0	800	0	225,081	199,602	---	25,479
Middlesex	5,458	3,443	220	68	1,727	0	320,082	295,352	---	24,730
Monmouth	5,896	5,166	156	37	537	0	466,471	416,372	---	50,099
Morris	2,687	2,338	22	12	243	72	308,048	236,060	2,774	69,214
Ocean	8,469	7,033	212	78	1,146	0	580,210	529,617	---	50,593
Passaic	1,388	1,121	72	20	175	0	106,354	85,178	---	21,176
Salem	238	232	6	0	0	0	19,635	15,514	---	4,121
Somerset	4,764	4,433	28	0	303	0	323,926	299,421	---	24,505
Sussex	1,804	1,559	40	38	167	0	152,915	136,141	---	16,774
Union	589	325	102	23	139	0	67,844	37,279	---	30,565
Warren	1,114	803	2	0	309	0	90,806	85,200	---	5,606

NOTE: Public housing includes two, 3 or 4, and 5 or more family type units.

TABLE 12
NUMBER & ESTIMATED CONSTRUCTION COSTS OF AUTHORIZED DWELLING UNITS BY TYPE
NEW JERSEY COUNTIES: 1986

County	DWELLING UNITS AUTHORIZED						COST OF RESIDENTIAL CONSTRUCTION					
		Private						Private				
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	Public	Total ($000's)	Single Family ($000's)	Two Family ($000's)	3 or 4 Family ($000's)	5 or More Family ($000's)	Public ($000's)
New Jersey	57,074	42,253	2,360	529	11,680	252	3,618,204	2,922,848	107,109	25,708	552,456	10,083
Atlantic	2,453	1,357	102	100	894	0	127,273	81,467	4,632	6,113	35,061	---
Bergen	3,404	1,400	288	34	1,682	0	336,869	168,457	18,412	1,783	148,217	---
Burlington	4,254	2,490	24	6	1,734	0	172,999	132,981	1,014	156	38,848	---
Camden	2,435	2,020	122	0	293	0	112,207	102,330	2,701	---	7,176	---
Cape May	1,851	1,180	618	32	21	0	103,151	63,448	37,126	1,501	1,076	---
Cumberland	287	246	32	9	0	0	16,582	15,150	1,026	406	---	---
Essex	1,259	597	56	18	408	180	105,019	71,420	1,710	860	23,720	7,309
Gloucester	1,832	1,639	10	4	179	0	77,929	72,141	316	158	5,314	---
Hudson	1,108	80	246	50	732	0	70,545	12,005	9,757	1,783	47,000	---
Hunterdon	2,177	1,986	0	0	191	0	157,120	150,307	---	---	6,813	---
Mercer	3,607	2,805	2	0	800	0	199,602	175,301	95	---	24,206	---
Middlesex	5,458	3,443	220	68	1,727	0	295,352	188,345	7,785	2,512	96,710	---
Monmouth	5,896	5,166	156	37	537	0	416,372	394,202	6,036	1,730	14,404	---
Morris	2,687	2,338	22	12	243	72	238,834	225,724	1,060	430	8,846	2,774
Ocean	8,469	7,033	212	78	1,146	0	529,617	473,954	5,477	2,403	47,783	---
Passaic	1,388	1,121	72	20	175	0	85,178	72,098	2,868	977	9,235	---
Salem	238	232	6	0	0	0	15,514	15,343	171	---	---	---
Somerset	4,764	4,433	28	0	303	0	299,421	288,330	1,179	---	9,912	---
Sussex	1,804	1,559	40	38	167	0	136,141	117,330	1,760	3,746	13,305	---
Union	589	325	102	23	139	0	37,279	27,392	3,909	1,150	4,828	---
Warren	1,114	803	2	0	309	0	85,200	75,123	75	---	10,002	---

NOTES: 1. Public housing includes two, 3 or 4, and 5 or more family type units.
2. Excludes cost of additions and alterations; total cost of residential construction is less than in Table 11.

TABLE 13
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS NEW JERSEY COUNTIES: 1986

	Dwelling Units Authorized					Residential Demolitions	
	Total	Single Family	Two Family	3 or 4 Family	5 or More Family	1985	1986
Atlantic	2,453	1,357	102	100	894	237	135
Bergen	3,404	1,400	288	34	1,682	181	270
Burlington	4,254	2,490	24	6	1,734	55	51
Camden	2,435	2,020	122	0	293	256	205
Cape May	1,851	1,180	618	32	21	289	275
Cumberland	287	246	32	9	0	32	23
Essex*	1,259*	597	60*	58*	544*	830	674
Gloucester	1,832	1,639	10	4	179	49	185
Hudson	1,108	80	246	50	732	287	190
Hunterdon	2,177	1,986	0	0	191	10	5
Mercer	3,607	2,805	2	0	800	77	70
Middlesex	5,458	3,443	220	68	1,727	99	84
Monmouth	5,896	5,166	156	37	537	95	182
Morris*	2,687*	2,338	22	12	315*	84	52
Ocean	8,469	7,033	212	78	1,146	135	248
Passaic	1,388	1,121	72	20	175	260	119
Salem	238	232	6	0	0	30	12
Somerset	4,764	4,433	28	0	303	44	62
Sussex	1,804	1,559	40	38	167	17	19
Union	589	325	102	23	139	85	79
Warren	1,114	803	2	0	309	20	3
New Jersey*	57,074*	42,253	2,364*	569*	11,888*	3,172	2,943

NOTE: * Includes public housing units. Statewide in 1986 there were 4 two family, 40 three or four family and 208 five or more family units. For details see the municipal listings of these specific counties on the following pages.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS ATLANTIC COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Absecon City	73	73			5	1
Atlantic City	93		59	34	98	49
Brigantine City	412	171	113	128	32	30
Buena Borough	16	12	4		0	0
Buena Vista Township	27	27			4	1
Corbin City	3	3			0	1
Egg Harbor Township	238	234	4		12	4
Egg Harbor City	4	4			1	0
Estell Manor City	22	22			0	0
Folsom Borough	3	3			0	0
Galloway Township	645	238	2	405	0	0
Hamilton Township	259	132		127	6	4
Hammonton Town	82	80	2		6	5
Linwood City	34	34			0	0
Longport Borough	20	16	4		6	1
Margate City	98	62	8	28	12	12
Mullica Township	55	50		5	17	0
Northfield City	28	28			2	3
Pleasantville City	216	45	4	167	5	7
Port Republic City	11	11			0	0
Somers Point City	44	44			23	4
Ventnor City	36	34	2		5	8
Weymouth Township	34	34			8	5
Total	2,453	1,357	202	894	237	135

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Allendale Borough	15	15			0	0
Alpine Borough	20	20			3	0
Bergenfield Borough	58	3		55	0	0
Bogota Borough	4	2	2		0	0
Carlstadt Borough	11	3	8		0	4
Cliffside Park Borough	67	13	36	18	3	40
Closter Borough	30	30			1	2
Cresskill Borough	36	36			3	5
Demarest Borough	10	10			0	1
Dumont Borough	13	1	2	10	0	0
East Rutherford Borough	25	1	8	16	12	3
Edgewater Borough	155	18	15	122	3	7
Elmwood Park Borough	10	4	6		5	1
Emerson Borough	19	19			0	2
Englewood City	258	258			4	0
Englewood Cliffs Borough	18	18			2	3
Fair Lawn Borough	6	6			4	1
Fairview Borough	30		8	22	10	6
Fort Lee Borough	490	15	52	423	16	40
Franklin Lakes Borough	43	43			3	19
Garfield City	46	2	20	24	0	3
Glen Rock Borough	13	11	2		0	0
Hackensack City	610	5	12	593	8	14
Harrington Park Borough	8	8			0	0
Hasbrouck Heights Borough	2		2		0	0
Haworth Borough	4	4			0	0
Hillsdale Borough	10	10			1	4
Ho-Ho-Kus Borough	7	7			1	1
Leonia Borough	15	15			2	0
Little Ferry Borough	48	38	10		2	6
Lodi Borough	32	6	26		19	1
Lyndhurst Township	61	1	18	42	6	11
Mahwah Township	140	140			6	11
Maywood Borough	5	1	4		2	1
Midland Park Borough	1	1			1	2
Montvale Borough	6	6			2	1
Moonachie Borough	42	31	4	7	0	0
New Milford Borough	33	30	3		0	1
North Arlington Borough	2	2			0	0
Northvale Borough	1	1			0	0
Norwood Borough	18	18			0	1
Oakland Borough	16	16			0	7

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BERGEN COUNTY MUNICIPALITIES: 1986 (Con't)

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Old Tappan Borough	13	13			0	0
Oradell Borough	2	2			2	1
Palisades Park Borough	42		42		9	18
Paramus Borough	24	24			1	0
Park Ridge Borough	138	103		35	2	0
Ramsey Borough	308	78		230	4	1
Ridgefield Borough	10	2	8		1	9
Ridgefield Park Village	57			57	4	1
Ridgewood Village	23	23			1	2
River Edge Borough	9	9			12	22
River Vale Township	10	10			0	0
Rochelle Park Township	6	6			1	3
Rockleigh Borough	0				0	0
Rutherford Borough	21	3	18		0	2
Saddle Brook Township	34	32	2		1	0
Saddle River Borough	35	35			3	4
South Hackensack Township	4		4		5	1
Teaneck Township	16	16			1	3
Tenafly Borough	27	27			1	3
Teterboro Borough	0				0	0
Upper Saddle River Borough	23	23			1	1
Waldwick Borough	13	13			0	2
Wallington Borough	13	3	10		5	4
Washington Township	25	25			2	1
Westwood Borough	17	17			6	2
Woodcliff Lake Borough	10	10			0	1
Wood-Ridge Borough	32	4		28	0	1
Wyckoff Township	54	54			0	0
Total	3,404	1,400	322	1,682	181	270

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
BURLINGTON COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Bass River Township	3	3			1	0
Beverly City	0				0	0
Bordentown City	10	6	4		11	0
Bordentown Township	134	134			1	1
Burlington City	10	10			0	1
Burlington Township	17	17			0	0
Chesterfield Township	35	35			0	1
Cinnaminson Township	6	6			2	1
Delanco Township	2	2			1	0
Delran Township	19	19			5	1
Eastampton Township	100	100			2	3
Edgewater Park Township	2	2			0	0
Evesham Township	1,459	691		768	1	1
Fieldsboro Borough	0				0	0
Florence Township	80	68	2	10	2	0
Hainesport Township	5	5			1	0
Lumberton Township	112	84		28	0	3
Mansfield Township	151	151			2	0
Maple Shade Township	3	3			1	3
Medford Township	113	113			1	1
Medford Lakes Borough	6	6			0	0
Moorestown Township	75	75			0	0
Mount Holly Township	18	4	14		3	9
Mount Laurel Township	1,551	623		928	11	8
New Hanover Township	2	2			0	1
North Hanover Township	29	29			0	0
Palmyra Borough	5	5			0	0
Pemberton Borough	2	2			0	2
Pemberton Township	72	72			4	7
Riverside Township	11	7	4		1	0
Riverton Borough	3	3			0	0
Shamong Township	49	49			0	0
Southampton Township	51	51			1	2
Springfield Township	32	32			1	3
Tabernacle Township	45	45			1	1
Washington Township	1	1			1	0
Westampton Township	17	17			0	0
Willingboro Township	2	2			1	2
Woodland Township	16	16			0	0
Wrightstown Borough	6		6		0	0
Total	4,254	2,490	30	1,734	55	51

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CAMDEN COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Audubon Borough	3	3			3	2
Audubon Park Borough	0				0	0
Barrington Borough	0				2	0
Bellmawr Borough	7	5	2		0	2
Berlin Borough	3	3			0	0
Berlin Township	14	14			0	0
Brooklawn Borough	0				0	0
Camden City	0				202	168
Cherry Hill Township	496	457		39	2	6
Chesilhurst Borough	0				1	0
Clementon Borough	9	9			1	0
Collingswood Borough	7	3	4		0	1
Gibbsboro Borough	1	1			2	1
Gloucester City	7	7			8	8
Gloucester Township	541	333	52	156	5	6
Haddon Township	1	1			0	0
Haddonfield Borough	5	5			0	0
Haddon Heights Borough	1	1			0	0
Hi-Nella Borough	0				0	0
Laurel Springs Borough	0				0	0
Lawnside Borough	0				0	0
Lindenwold Borough	1	1			2	1
Magnolia Borough	12	12			0	0
Merchantville Borough	0				0	0
Mount Ephraim Borough	0				0	0
Oaklyn Borough	3	1	2		0	1
Pennsauken Township	115	115			7	2
Pine Hill Borough	18	18			1	0
Pine Valley Borough	0				0	0
Runnemede Borough	3	3			0	0
Somerdale Borough	0				0	0
Stratford Borough	1	1			0	0
Tavistock Borough	0				0	0
Voorhees Township	491	393		98	8	4
Waterford Township	75	75			3	0
Winslow Township	621	559	62		9	3
Woodlynne Borough	0				0	0
Total	2,435	2,020	122	293	256	205

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CAPE MAY COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Avalon Borough	103	53	50		42	29
Cape May City	146	105	20	21	2	5
Cape May Point Borough	7	7			1	0
Dennis Township	98	98			0	3
Lower Township	248	228	20		3	1
Middle Township	210	210			15	2
North Wildwood City	20	20			4	11
Ocean City	525	191	334		149	158
Sea Isle City	204	4	200		8	17
Stone Harbor Borough	38	28	10		42	22
Upper Township	231	223	8		3	5
West Cape May Borough	4	4			0	0
West Wildwood Borough	1	1			5	10
Wildwood City	5	3	2		15	12
Wildwood Crest Borough	6		6		0	0
Woodbine Borough	5	5			0	0
Total	1,851	1,180	650	21	289	275

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
CUMBERLAND COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Bridgeton City	2	2			5	2
Commercial Township	5	5			5	2
Deerfield Township	8	8			0	0
Downe Township	5	5			0	0
Fairfield Township	4	4			0	5
Greenwich Township	1	1			0	0
Hopewell Township	23	23			0	0
Lawrence Township	0				0	0
Maurice River Township	13	13			0	1
Millville City	69	60	9		6	5
Shiloh Borough	0				0	0
Stow Creek Township	4	4			0	0
Upper Deerfield Township	40	40			1	0
Vineland City	113	81	32		15	8
Total	287	246	41		32	23

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS ESSEX COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Belleville Township	100	8	24	68	4	8
Bloomfield Township	45	20	11	14	2	2
Caldwell Borough Township	49	29		20	0	0
Cedar Grove Township	30	30			1	2
East Orange City	10	10			16	18
Essex Fells Township	7	7			1	0
Fairfield Township	3	3			2	2
Glen Ridge Township	0				0	0
Irvington Township	11	11			14	21
Livingston Township	46	46			1	7
Maplewood Township	31	1	2	28	0	0
Millburn Township	1	1			0	0
Montclair Township	8	6	2		3	2
Newark City*	238*	5	79*	154*	767	586
North Caldwell Township	58	58			0	2
Nutley Township	14	14			2	4
Orange City Township	101	33		68	10	12
Roseland Borough	13	13			0	0
South Orange Village Township	225	33		192	1	4
Verona Borough Township	27	27			3	0
West Caldwell Township	10	10			1	0
West Orange Township	232	232			2	4
Total	1,259*	597	118*	544*	830	674

NOTE: Includes 44 two to four family and 136 five or more family public housing units in Newark.

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
GLOUCESTER COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Clayton Borough	17	17			3	118
Deptford Township	171	171			1	23
East Greenwich Township	74	74			0	0
Elk Township	18	18			0	1
Franklin Township	79	75	4		5	7
Glassboro Borough	94	90	4		12	9
Greenwich Township	12	12			0	0
Harrison Township	59	59			1	3
Logan Township	15	15			4	2
Mantua Township	68	68			0	0
Monroe Township	168	128		40	1	3
National Park Borough	6	6			0	0
Newfield Borough	1	1			0	1
Paulsboro Borough	4	4			2	1
Pitman Borough	20	4		16	3	0
South Harrison Township	22	22			0	0
Swedesboro Borough	3	3			3	12
Washington Township	806	679	4	123	0	0
Wenonah Borough	7	7			0	1
West Deptford Township	113	113			4	1
Westville Borough	3	1	2		2	1
Woodbury City	34	34			7	1
Woodbury Heights Borough	22	22			0	1
Woolwich Township	16	16			1	0
Total	1,832	1,639	14	179	49	185

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUDSON COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Bayonne City	31	3	16	12	36	19
East Newark Borough	0				0	0
Guttenberg Town	30		6	24	14	2
Harrison Town	12		6	6	13	0
Hoboken City	244	1	3	240	29	15
Jersey City	294	38	161	95	169	123
Kearny Town	12	8	4		0	2
North Bergen Township	260	15	39	206	4	9
Secaucus Town	151	11	21	119	2	5
Union City	36	4	8	24	15	15
Weehawken Township	6		6		1	0
West New York Town	32		26	6	4	0
Total	1,108	80	296	732	287	190

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
HUNTERDON COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Alexandria Township	50	50			0	1
Bethlehem Township	24	24			0	0
Bloomsbury Borough	0				0	0
Califon Borough	7	7			1	0
Clinton Town	0				0	0
Clinton Township	309	309			1	4
Delaware Township	36	36			0	0
East Amwell Township	55	55			0	0
Flemington Borough	4	4			0	0
Franklin Township	29	29			0	0
Frenchtown Borough	1	1			0	0
Glen Gardner Borough	215	121		94	0	0
Hampton Borough	1	1			0	0
High Bridge Borough	30	30			0	0
Holland Township	47	47			0	0
Kingwood Township	44	44			0	0
Lambertville City	14	14			0	0
Lebanon Borough	62	62			3	0
Lebanon Township	31	31			0	0
Milford Borough	3	3			0	0
Raritan Township	564	550		14	0	0
Readington Township	503	420		83	3	0
Stockton Borough	0				0	0
Tewksbury Township	82	82			1	0
Union Township	50	50			1	0
West Amwell Township	16	16			0	0
Total	2,177	1,986		191	10	5

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS MERCER COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
East Windsor Township	219	219			0	4
Ewing Township	183	183			2	0
Hamilton Township	186	186			5	16
Hightstown Borough	7	7			1	0
Hopewell Borough	3	3			0	0
Hopewell Township	88	88			2	8
Lawrence Township	1,157	1,157			0	1
Pennington Borough	16	16			0	0
Princeton Borough	5	5			0	0
Princeton Township	73	73			4	1
Trenton City	6	4	2		60	33
Washington Township	254	254			0	2
West Windsor Township	1,410	610		800	3	5
Total	3,607	2,805	2	800	77	70

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MIDDLESEX COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Carteret Borough	28	24	4		26	4
Cranbury Township	33	33			0	4
Dunellen Borough	6	4	2		0	0
East Brunswick Township	711	711			2	0
Edison Township	730	229	43	458	11	20
Helmetta Borough	2	2			0	0
Highland Park Borough	44	4		40	2	1
Jamesburg Borough	100	98	2		0	1
Metuchen Borough	28	26	2		1	13
Middlesex Borough	42	32	10		1	1
Milltown Borough	13	11	2		2	0
Monroe Township	612	468	136	8	4	0
New Brunswick City	39	37	2		34	13
North Brunswick Township	268	104	5	159	0	0
Old Bridge Township	577	577			6	2
Perth Amboy City	93	27	6	60	0	10
Piscataway Township	66	66			2	5
Plainsboro Township	644	408		236	0	0
Sayreville Borough	427	149	8	270	1	5
South Amboy City	3	3			0	0
South Brunswick Township	641	214	4	423	0	0
South Plainfield Borough	195	135	60		6	3
South River Borough	9	9			1	0
Spotswood Borough	13	13			0	2
Woodbridge Township	134	59	2	73	0	0
Total	5,458	3,443	288	1,727	99	84

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Aberdeen Township	129	129			2	3
Allenhurst Borough	0				0	0
Allentown Borough	3	3			0	0
Asbury Park City	31	11		20	5	3
Atlantic Highlands Borough	9	9			0	0
Avon-by-the-Sea Borough	0				0	0
Belmar Borough	11	1	10		6	1
Bradley Beach Borough	2	2			0	0
Brielle Borough	18	18			0	0
Colts Neck Township	81	81			1	1
Deal Borough	1	1			2	0
Eatontown Borough	39	39			0	2
Englishtown Borough	22	22			0	0
Fair Haven Borough	4	4			0	0
Farmingdale Borough	9	9			0	1
Freehold Borough	221	63		158	1	4
Freehold Township	661	375	142	144	4	7
Hazlet Township	12	12			1	3
Highlands Borough	37	35	2		0	2
Holmdel Township	197	197			4	6
Howell Township	1,345	1,345			1	19
Interlaken Borough	0				0	0
Keansburg Borough	70	70			1	24
Keyport Borough	33	33			2	2
Little Silver Borough	45	45			1	0
Loch Arbour Village	0				0	0
Long Branch City	134	130	4		12	40
Manalapan Township	388	322		66	2	8
Manasquan Borough	49	33		16	0	2
Marlboro Township	684	684			4	5
Matawan Borough	36	22	14		0	7
Middletown Township	241	227	14		0	2
Millstone Township	109	109			1	4
Monmouth Beach Borough	24	24			1	2
Neptune Township	112	73		39	9	0
Neptune City Borough	7	7			1	0
Ocean Township	281	281			2	5
Oceanport Borough	31	25		6	1	0
Red Bank Borough	73	73			7	2
Roosevelt Borough	10	10			0	0
Rumson Borough	15	15			7	6
Sea Bright Borough	16			16	3	0

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MONMOUTH COUNTY MUNICIPALITIES: 1986 (Con't)

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Sea Girt Borough	6	6			1	1
Shrewsbury Borough	38	38			0	0
Shrewsbury Township	0				0	0
South Belmar Borough	51	3		48	0	0
Spring Lake Borough	6	6			0	1
Spring Lake Heights Borough	17	15	2		1	0
Tinton Falls Borough	373	349		24	4	7
Union Beach Borough	15	10	5		1	2
Upper Freehold Township	50	50			0	1
Wall Township	128	128			4	9
West Long Branch Borough	22	22			3	0
Total	5,896	5,166	193	537	95	182

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
MORRIS COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Boonton Town	11	11			0	0
Boonton Township	19	19			1	0
Butler Borough	9	7	2		2	0
Chatham Borough	7	7			2	0
Chatham Township	81	9		72	1	1
Chester Borough	3	3			0	0
Chester Township	103	103			0	2
Denville Township	58	58			6	5
Dover Town	14	10	4		0	3
East Hanover Township	147	147			5	3
Florham Park Borough	9	9			5	0
Hanover Township	35	35			7	4
Harding Township	24	24			0	0
Jefferson Township	137	137			2	2
Kinnelon Borough	79	79			1	1
Lincoln Park Borough	386	282	4	100	3	1
Madison Borough	32	30	2		0	2
Mendham Borough	10	10			1	0
Mendham Township	35	35			0	0
Mine Hill Township	31	31			1	0
Montville Township	112	100		12	8	3
Morris Township	89	75		14	1	3
Morris Plains Borough	5	5			0	0
Morristown Town	55	53	2		8	8
Mountain Lakes Borough	45	45			0	0
Mount Arlington Borough	4	4			0	0
Mount Olive Township	51	51			1	1
Netcong Borough	15	11	4		1	0
Parsippany-Troy Hills Township	163	163			0	1
Passaic Township	79	55	8	16	4	1
Pequannock Township	32	32			3	0
Randolph Township	215	215			0	0
Riverdale Borough	16	10	6		14	0
Rockaway Borough	2	2			0	1
Rockaway Township*	307*	211		96*	3	1
Roxbury Township	60	55		5	2	5
Victory Gardens Borough	0				0	0
Washington Township	203	203			2	4
Wharton Borough	4	2	2		0	0
Total	2,687*	2,338	34	315*	84	52

NOTE: Includes 90 five or more family public housing units in Rockaway Twp.

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS OCEAN COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Barnegat Township	328	322	6		2	4
Barnegat Light Borough	33	33			7	18
Bay Head Borough	5	5			2	0
Beach Haven Borough	26	16	10		1	7
Beachwood Borough	129	129			0	0
Berkeley Township	1,000	990		10	6	4
Brick Township	941	749	4	188	9	17
Dover Township	1,287	965	8	314	22	41
Eagleswood Township	13	13			4	3
Harvey Cedars Borough	15	15			4	10
Island Heights Borough	6	6			0	1
Jackson Township	1,039	1,039			7	8
Lacey Township	431	431			2	5
Lakehurst Borough	2	2			0	0
Lakewood Township	566	180	40	346	4	3
Lavallette Borough	15	13	2		21	3
Little Egg Harbor Township	633	416	190	27	0	5
Long Beach Township	146	138	8		1	52
Manchester Township	853	853			3	4
Mantoloking Borough	3	3			0	0
Ocean Township	91	91			8	0
Ocean Gate Borough	15	15			0	0
Pine Beach Borough	9	9			0	0
Plumsted Township	69	69			0	1
Point Pleasant Borough	137	88	2	47	1	9
Point Pleasant Beach Borough	30	12		18	6	7
Seaside Heights Borough	61	48	2	11	1	6
Seaside Park Borough	137	57	3	77	4	14
Ship Bottom Borough	129	53		76	7	15
South Toms River Borough	5	5			0	0
Stafford Township	275	228	15	32	9	5
Surf City Borough	16	16			3	6
Tuckerton Borough	24	24			1	0
Total	8,469	7,033	290	1,146	135	248

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS PASSAIC COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Bloomingdale Borough	45	37		8	0	3
Clifton City	96	19	42	35	5	2
Haledon Borough	17	11	6		1	0
Hawthorne Borough	34	24	10		2	8
Little Falls Township	16	9	7		4	0
North Haledon Borough	15	15			1	1
Passaic City	81	19		62	72	5
Paterson City	148	93	21	34	150	84
Pompton Lakes Borough	78	78			3	1
Prospect Park Borough	0				0	0
Ringwood Borough	40	40			1	0
Totowa Borough	9	9			0	0
Wanaque Borough	48	8	4	36	2	0
Wayne Township	503	503			8	7
West Milford Township	172	172			11	7
West Paterson Borough	86	84	2		0	1
Total	1,388	1,121	92	175	260	119

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SALEM COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Alloway Township	37	37			1	0
Carneys Point Township	9	7	2		0	0
Elmer Borough	2	2			0	0
Elsinboro Township	3	3			0	0
Lower Alloways Creek Township	11	11			0	0
Mannington Township	8	8			0	0
Oldmans Township	5	5			0	0
Penns Grove Borough	0				16	4
Pennsville Township	33	33			6	5
Pilesgrove Township	27	27			2	1
Pittsgrove Township	67	67			4	2
Quinton Township	9	9			0	0
Salem City	0				1	0
Upper Pittsgrove Township	19	19			0	0
Woodstown Borough	8	4	4		0	0
Total	238	232	6		30	12

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS SOMERSET COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Bedminster Township	742	742			2	2
Bernards Township	704	704			0	2
Bernardsville Borough	33	33			0	0
Bound Brook Borough	38	32	6		3	1
Branchburg Township	345	345			2	1
Bridgewater Township	453	438		15	2	12
Far Hills Borough	4	4			0	0
Franklin Township	1,443	1,145	10	288	8	22
Green Brook Township	18	18			4	2
Hillsborough Township	442	442			2	2
Manville Borough	7	7			0	1
Millstone Borough	0				1	0
Montgomery Township	292	292			4	0
North Plainfield Borough	14	14			0	0
Peapack-Gladstone Borough	2	2			0	1
Raritan Borough	19	13	6		3	3
Rocky Hill Borough	2	2			0	0
Somerville Borough	2		2		4	10
South Bound Brook Borough	9	5	4		2	2
Warren Township	179	179			6	1
Watchung Borough	16	16			1	0
Total	4,764	4,433	28	303	44	62

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
SUSSEX COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Andover Borough	0				0	0
Andover Township	89	89			0	0
Branchville Borough	0				0	0
Byram Township	90	90			0	0
Frankford Township	83	83			0	2
Franklin Borough	128	67		61	0	0
Fredon Township	35	35			0	0
Green Township	24	24			0	0
Hamburg Borough	36	33	3		0	0
Hampton Township	198	60	32	106	0	7
Hardyston Township	48	48			0	0
Hopatcong Borough	40	40			4	3
Lafayette Township	25	25			3	0
Montague Township	105	65	40		0	0
Newton Town	9	9			0	0
Ogdensburg Borough	7	7			0	0
Sandyston Township	16	16			0	0
Sparta Township	199	199			4	1
Stanhope Borough	7	7			0	0
Stillwater Township	57	57			1	1
Sussex Borough	5	2	3		1	0
Vernon Township	440	440			0	3
Walpack Township	1	1			0	0
Wantage Township	162	162			4	2
Total	1,804	1,559	78	167	17	19

TABLE 14
DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
UNION COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Berkeley Heights Township	28	28			1	0
Clark Township	12	12			2	0
Cranford Township	6	6			1	0
Elizabeth City	79	15	40	24	18	25
Fanwood Borough	0				1	1
Garwood Borough	9	9			1	2
Hillside Township	41	37	4		5	0
Kenilworth Borough	0				0	0
Linden City	109	34	51	24	7	10
Mountainside Borough	12	12			4	0
New Providence Borough	8	6	2		2	0
Plainfield City	20	18	2		14	13
Rahway City	55	13		42	7	0
Roselle Borough	12	4	8		1	3
Roselle Park Borough	7	5	2		4	4
Scotch Plains Township	32	30	2		7	4
Springfield Township	5	5			0	0
Summit City	7	3	4		8	15
Union Township	117	58	10	49	2	1
Westfield Town	30	30			0	0
Winfield Township	0				0	0
Total	589	325	125	139	85	79

TABLE 14

DWELLING UNITS AND DEMOLITIONS AUTHORIZED BY BUILDING PERMITS
WARREN COUNTY MUNICIPALITIES: 1986

	Dwelling Units Authorized				Residential Demolitions	
	Total	Single Family	2 to 4 Family	5 or More Family	1985	1986
Allamuchy Township	33	33			5	1
Alpha Borough	6	6			0	0
Belvidere Town	19	4		15	1	0
Blairstown Township	95	95			0	0
Franklin Township	40	40			0	0
Frelinghuysen Township	40	40			0	0
Greenwich Township	21	21			0	0
Hackettstown Town	11	11			0	0
Hardwick Township	23	23			1	0
Harmony Township	35	35			3	0
Hope Township	17	17			0	0
Independence Township	63	63			4	0
Knowlton Township	64	64			0	0
Liberty Township	55	55			0	0
Lopatcong Township	95	9		86	0	0
Mansfield Township	272	120		152	0	0
Oxford Township	26	6		20	0	0
Pahaquarry Township	0				0	0
Phillipsburg Town	18	18			2	2
Pohatcong Township	5	5			0	0
Washington Borough	4	2	2		0	0
Washington Township	104	104			2	0
White Township	68	32		36	2	0
Total	1,114	803	2	309	20	3

TABLE 15
CONVERSIONS BY MUNICIPALITY: 1986

COUNTY	MUNICIPALITY	DWELLING UNITS
Atlantic	Hammonton Town	+ 4
	Somers Point City	+ 1
Bergen	Carlstadt Borough	+ 1
	Fair Lawn Borough	- 1
	Hackensack City	+ 2
	Montvale Borough	+ 1
	Ridgewood Village	- 1
	Wallington Borough	+ 1
Burlington	Eastampton Township	- 1
	Medford Township	- 1
	Mount Laurel Township	- 1
	Palmyra Borough	- 1
	Tabernacle Township	- 4
	Wrightstown Borough	+ 1
Camden	Haddon Township	+ 1
	Voorhees Township	+ 1
Cape May	Dennis Township	+ 2
	Stone Harbor Borough	- 1
Cumberland	Vineland City	- 4
Essex	Orange City Township	+ 21
	West Orange Township	- 2
Gloucester	Paulsboro Borough	+ 2
	Woodbury City	+ 17
Hudson	Bayonne City	+ 14
	Hoboken City	+ 80
	Jersey City	+527
	North Bergen Township	- 1
Hunterdon	Raritan Township	+ 1
Mercer	Trenton City	+ 68
Middlesex	Old Bridge Township	+ 4
Monmouth	Eatontown Borough	+ 4
	Freehold Township	+ 2
	Keyport Borough	+ 2
	Long Branch City	- 1
Morris	Chatham Township	- 1
	Morristown Town	+ 3
Ocean	Ship Bottom Borough	- 1
Passaic	Hawthorne Borough	+ 25
	Paterson City	+ 2
	West Paterson Borough	+ 2
Salem	Pilesgrove Township	+ 1
	Pittsgrove Township	+ 1
	Salem City	+ 1
	Woodstown Borough	+ 7
Somerset	Bedminster Township	+ 3
	Peapack-Gladstone Borough	+ 14
Sussex	Frankford Township	+ 1
Union	Plainfield City	+ 12
Warren	Phillipsburg Town	+ 1

SECTION III

Technical Notes

TECHNICAL NOTES

SOURCE OF THE DATA

The statistics presented in this report are based on data derived from monthly reports submitted by local building inspectors in all New Jersey municipalities. The Division of Planning and Research cooperates with the U.S. Bureau of the Census in this program.

DEFINITIONS OF TERMS

1. **Dwelling unit (or housing unit):** A house or apartment unit intended for occupancy as separate living quarters and having either:

   a. a kitchen or cooking facilities,

   or

   b. direct access from the outside or through a common hall.

   Group living quarters, such as dormitories, nursing homes, and barracks are excluded.

2. **Single-family house:** A house with one dwelling unit. Includes semi-detached and row houses if the units are separated by a ground to roof party wall. Does not include mobile homes.

3. **Two-family house:** A house with two housing units. If built side-by-side they do not have a ground to roof party wall and they generally have a common attic, basement, heating plant, and other common features.

4. **Three and four family buildings:** Each building contains three or four housing units having a common basement, heating plant, stairs, water supply and disposal facilities, or entrance.

5. **Apartment buildings:** Each building contains five or more housing units having a common basement, heating plant, stairs, water supply and sewage disposal facilities, or entrance. Condominiums and cooperatively owned apartment buildings may fall into this category.

6. **Publicly owned housing units:** Includes all housing units owned by Federal, state and local government, public housing authorities, and on military reservations, except barracks.

7. **Additions and alterations:** Includes all additions and alterations to the types of building listed above, including most conversions.

8. **Demolitions:** Includes all permits issued for demolitions or razing of housekeeping units in residential buildings, whether privately or publicly owned.

LIMITATIONS OF THE DATA

1. Building permit data reflect **planned** construction and not construction actually put in place. However, studies have indicated that construction is actually undertaken in the majority of cases.

2. Evidence is lacking as to how closely the valuations recorded for building permit purposes approximate the actual dollar amount of construction involved.

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DEPARTMENT OF LABOR
DIVISION OF PLANNING AND RESEARCH
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